

MINUTES OF THE PLAN COMMISSION MEETING – FEBRUARY 14, 2011

Call to Order

Plan Commission meeting was called to order at 6:00 p.m. by Village President, Charles Fischer

Roll Call

PRESENT: President Fischer
Dan Mahlik
Bill Peerenboom
Richard Schevers
Roy Van Gheem
Bill Van Berkel

EXCUSED: Jerry Verstegen

ALSO PRESENT: Community Development Director Jim Moes, Village Clerk Vicki Schneider
Representatives of Church Counsel, Inc.

Public Appearance for Items Not on the Agenda

None

Moved by Commissioner Schevers, seconded by Commissioner Van Berkel to enter into the Public Hearing for the Conditional Use Request for 1000 W. Main Street.

Ayes 6, Nay 0 – Motion Carried

Public Hearing – Conditional Use Request – 1000 W. Main Street – Church Counsel Inc., Request for an additional business office

J. Moes explained that the property was previously zoned commercial but at the request of the current owners the property was rezoned to RT – Residential Two-Family District so the property could be used as a church and the property owner is requesting a conditional use to allow a business to operate within a section of the building.

Moved by Commissioner Van Berkel, seconded by Commissioner Mahlik to Exit the Public Hearing.

Ayes 6, Nay 0 – Motion Carried

Approval of Plan Commission Meeting Minutes of January 10, 2011

Moved by Commissioner Van Gheem, seconded by Commissioner Peerenboom to approve the minutes of January 10, 2011 as presented.

Ayes 6, Nay 0 – Motion Carried

Action on Conditional Use Request for Church Counsel, Inc., 1000 W. Main Street

Moved by President Fischer, seconded by Commissioner Mahlik to Approve the Conditional Use Permit for Church Counsel, Inc., as presented.

Further Discussion: Commissioner Peerenboom asked if the conditional use would apply to the whole property or just the new business office and J. Moes responded that it would apply just for the office area within the building that is being presented but there are other conditional uses for the property for other businesses within the building.

Ayes 6, Nay 0 - Motion Carried

Review/Recommendation – Vacating a Portion of Grant Street

J. Moes stated that this street vacation is being proposed because of the construction of the proposed Polk Street pond and the Village recently purchased the property on both sides of the dedicated west side of the street right of way and staff is recommending that the Commission recommend to the Village Board that they introduce a resolution for the street vacation. J. Moes stated that the vacation of this portion of Grant Street could not be extended all the way to Charles Street as two properties have driveways on Grant Street.

Moved by Commissioner Van Gheem, seconded by Commissioner Schevers to recommend to the Village Board approval of the Vacation of a portion of Grant Street.

Ayes 6, Nay 0 – Motion Carried

Unfinished Business

None

Items for Future Agenda

J. Moes mentioned that there will be two variance requests for properties on Canal Street on the March 14th Planning Commission agenda and he encouraged Commissioners to review the variance requests when they receive their March meeting packet and take a look at the properties prior to the March meeting.

Adjournment

Moved by Commissioner Peerenboom, seconded by Commissioner Mahlik to adjourn the Plan Commission meeting at 6:06 p.m.

Ayes 6, Nay 0 - Motion Carried

VILLAGE OF LITTLE CHUTE

By: Charles Fischer, Village President

Attest: Vicki Schneider, Village Clerk